

060.0

0007

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

747,800 / 747,800

USE VALUE:

747,800 / 747,800

ASSESSED:

747,800 / 747,800



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		WESTMINSTER AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SEALINE ERIC H	
Owner 2: FITZGERALD DEBORAH K	
Owner 3:	

Street 1: 11 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 1705 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.82	6			Topo	-5					428,925						428,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7500.000	318,900		428,900	747,800		40226
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18

Source:	Market Adj Cost	Total Value per SQ unit /Card:	438.59	/Parcel: 438.5	Entered Lot Size	Parcel ID	060.0-0007-0004.0
					Total Land:		
					Land Unit Type:		

!5292!

## USER DEFINED

Prior Id # 1:	40226
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
12/10/20	20:12:02
Last Rev Date:	
Last Rev Time:	
10/10/19	09:33:41
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEWIS CLARA	27442-491		6/30/1997		218,300	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
9/23/2003	810	Manual	4,000					replace concrete s	11/8/2018	Meas/Inspect	HS	Hanne S							
10/3/2000	788	Addition	25,000	O				10X22 DORMER	11/25/2008	Meas/Inspect	189	PATRIOT							
									8/6/2001	Permit Visit	PM	Peter M							
									2/9/2000	Inspected	276	PATRIOT							
									1/13/2000	Mailer Sent									
									1/11/2000	Measured	163	PATRIOT							
									11/1/1981		CS								

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 15 - Old Style	Sty Ht: 2H - 2 & 1/2 Sty	Full Bath: 1	Rating: Good	A Bath:	Rating:	SCUTTLE HOLE.				29												
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:					PAT												
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:					14	14											
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:					5 FPL				7	13									
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1																
Color: YELLOW	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																
<b>GENERAL INFORMATION</b>				Fpl: 1	Rating: Average	Other																
Grade: C+ - Average (+)	Year Blt: 1910	Eff Yr Blt:	WSFlue:	Rating:	Upper																	
Alt LUC:	Alt %:	<b>CONDOS INFORMATION</b>				Lvl 2																
Jurisdct: G4	Fact: .	Location:				Lvl 1																
Const Mod:	Total Units:				Lower																	
Lump Sum Adj:	Floor:				Totals				RMS: 8	BRs: 4	Baths: 1	HB										
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Phys Cond: AG - Avg-Good	26. %	Functional:	%	Exterior:	No Unit	RMS	BRs	FL												
Sec Int Wall:	Partition: T - Typical	Economic:	%	Special:	%	Interior:	1	8	4	M												
Prim Floors: 3 - Hardwood	Override:	Total: 26.4 %		Additions: 2000																		
Sec Floors:				Kitchen:																		
Bsmnt Flr: 12 - Concrete	Subfloor:	Baths:																				
Bsmnt Gar:	Electric: 3 - Typical	Plumbing:																				
Insulation: 2 - Typical	Adj \$ / SQ: 164.542	Electric:																				
Int vs Ext: S	Other Features: 68018	Heating:																				
Heat Fuel: 2 - Gas	Grade Factor: 1.10	General:																				
Heat Type: 3 - Forced H/W	NBHD Inf: 1.00000000	Totals																				
# Heat Sys: 1	NBHD Mod:	1	8	4																		
% Heated: 100	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val																		
Solar HW: Yes	Adj Total: 433241	Juris. Factor: 1.00	Before Depr:	181.00																		
% Com Wall:	Depreciation: 114376	Special Features: 0	Val/Su Net:	101.05																		
Depreciated Total: 318865				Final Total: 318900	Val/Su SzAd	187.04																
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>										
Basic \$ / SQ: 130.00	Size Adj: 1.26583576	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Const Adj: 0.99989998	Adj \$ / SQ: 164.542									FFL	First Floor	725	164.540	119,293	SFL	90						
Other Features: 68018	Grade Factor: 1.10									BMT	Basement	700	49.360	34,554								
NBHD Inf: 1.00000000	NBHD Mod:									SFL	Second Floor	630	164.540	103,662								
LUC Factor: 1.00	Adj Total: 433241									PAT	Patio	381	3.230	1,232								
Depreciation: 114376	Depreciated Total: 318865									HST	Half Story	350	164.540	57,590								
										OPF	Open Porch	130	29.190	3,795								
										OSP	Screen Porch	120	33.270	3,993								
										WDK	Deck	120	14.330	1,720								
										Net Sketched Area: 3,156 Total: 325,839												
										Size Ad	1705	Gross Are	3576	FinArea	1705							
<b>MOBILE HOME</b>																<b>IMAGE</b>						
Make: Model: Serial #: Year: Color:																<b>AssessPro Patriot Properties, Inc</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																						
<b>PARCEL ID</b> 060.0-0007-0004.0																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
2	Frame Shed	D	Y	18x8	A	AV	2000		0.00	T	15.2	101										
More: N				Total Yard Items:				Total Special Features:				Total:										